BILL NO. Z-71-12- 25

## ZONING MAP ORDINANCE NO. Z- 02-72

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. A-19.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-3-B District under the terms of Chapter 36,
Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance 2836 and amendmendments thereto; and the symbols on the City of Fort Wayne Zoning Map No. A-19 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

A 15 + Acre space in the South half of the Southeast quarter of Section 14, Township 31 North, Range 12 East of Allen County, Indiana, generally described as being bounded on the South by Interstate Highway 69, bounded on the West by the New York Central Railroad, and bounded on the East by Stony Run Creek, and bounded on the North by an East-West line 1,330 + lineal feet South of and parallel to the centerline of Ludwig Road, more particularly described as follows:

14.10 Acres of land, more or less, in the South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, described as follows, to wit:

Beginning at a point on the North line of the South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, said point being situated 1263.1 feet West of the Northeast corner of the said South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, said point being also situated on the Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 60 degrees 48 minutes West 141.4 feet along the said Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 29 degrees

12 minutes East 55.0 feet along the said Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 60 degrees 48 minutes West 100.0 feet along the Northerly right of way line of the said Indiana - U.S. Interstate Highway Numbered 69; thence South 64 degrees 04 minutes West 701.14 feet continuing along the said Northerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 68 degrees 48 minutes West 578.0 feet continuing along the said Northerly right of way line of Indiana - U.S. Interstate Highway Numbered 69 to the East right of way line of the New York Central Railroad Company; thence North 0 degrees 21 minutes West 766.5 feet along the said East right of way line of the New York Central Railroad Company to the North line of the said South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence East 441.29 feet along the last described line; thence South 0 degrees 21 minutes East 208.71 feet; thence East 208.71 feet on a line parallel to the North line of the South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence North 0 degrees 21 minutes West 208.71 feet to the said North line of the South half of the Southeast Ouarter of Section 14. Township 31 North, Range 12 East; thence East 682.4 feet along the said last described line to the place of beginning, containing 14.10 acres of land, more or less.

Beginning at a point on the North line of the South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indiana, said point being situated 2154.21 feet West of the Northeast corner of the said South Half of the Southeast quarter of Section 14, Township 31 North, Range 12 East. Thence South 0 degrees 21 minutes, East 208.71 feet; thence East 208.71 feet on a line parallel to the North line of the South Half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence North 0 degrees 21 minutes, West 208.71 feet to the said North line of the Max South Half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence West along the said North line of the South Half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, to the place of beginning, said parcel of ground containing one (1) acre.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Councilman

APPROVED AS TO FORM AND LEGALITY

Read the	first time in fu	ll and on motion by	Tiple	seconded by
Ron	ugen	_ and duly adopted,	read the seco	nd time by title and referred
to the Commit	tee on	Regulations		(and to the City Plan
Commission fo	r recommendation)	(and Public Hearing	to be held a	fter due legal notice, at the
Gouncil Chamb	ers, City-County	Building, Fort Wayne	, Indiana, or	
the	_day of		_ 197, &	to'clock
P.M., E.S.T.			_	
Date:	12-78-71		Tua	CITY CLERK
seconded by _	V. Schm			placed on its passage.
	by the following	_		Λ.
Burns Hinga Kruse Nuckols Moses Schmidt, D. Schmidt, V. Steir Talarico Date Passed a (Zoning Map)	General)(Annexati	-7z	Churche City of Fo	CITY CLERK rt Wayne, Indiana, as nance (Resolution) No.Z-02-7.
of Jeby	and signed by me	, 197  at the	hour of 10	diana, on the
at the nour o	1 _//, 230'01	lock <u>a. m</u> .M.,E.S.T.	Dow 1	A. Kelava '

## RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Port Wayne, Indiana, on December 28, 1971, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-71-12-25; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 17, 1972;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held January 24, 1972.

Certified and signed this 14th day of February 1972.

William J. Jones Director of Planning

Bill No. <u>Z-71-12-25</u>	
	REPORT OF THE COMMITTEE ON REGULATIONS
We, your Committee on	Regulations to whom was referred an Ordinance
amending the City of Fort V	Wayne Zoning Map No. A-19,
-	
have had said Ordinance unde	r consideration and beg leave to report back to the Common
Council that said Ordinance	Do PASS.
-EUGENE KRAUS, Cheirman	Eugene Krausk.
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JAMES S. STIER, Vice Chairm WILLIAM T. HINGA	I Villa T About
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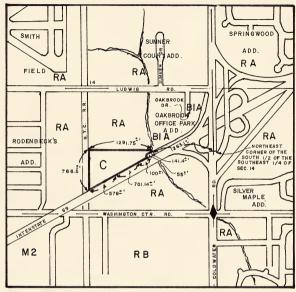
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## RECEIPT

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C CHANGE FROM RA TO B3B

2-11-12-25

PAGE NO. A19 DATE 12-3-71

Applicant's Name or Names  Do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, indiana by reclassifying from an RA "Residence"  District to a BRB"General Business"  A 15 2 4 re space in the South half of the Southeast quarter of Action 14 Township 1 North, Range 12 Fast of Allen County, Indiana, gaster by the New York Central Railroad, and bounded on the South by Interstate Highway 69, bounded on the North by an East-West line 1,330 ± lineal feet South allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the centerline of Ludwig Road, more particularly described as allel to the Centerline of Ludwig Road, more particularly described as allel to the Centerline of Ludwig Road, more particularly described as allel to the Centerline of Ludwig Road, more particularly described as allel to the Centerline of the East by Stony Rum the Ladwig Road, more particularly described as allel to the Centerline of the East by Stony Rum the Ladwig Road, more particularly described as allel to the Centerline of Particular as allel to the Cent	PETITI	ON FOR ZONING ORDINANCE AMENS	DMENT	No		
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(See Legal Description on Reverse Side)  DEED Book 7/9 Page 490 (14.10cc)  Legal Description Checked by (City Engineer)  Legal Description Checked by (City Engineer)  The Undersigned applicant (s) upon the execution and submission of this application and petition or zoning ordinance amendment, understands and agrees that:  All requests for continuances or requests that ordinances be taken under advisement shall be filled in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or for the ordinance to be taken under advisement is filled within the required time, the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. Also, in the event, a request is filled for continuance or delay in the consideration of an ordinance, it shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and informing him of the time and place of the next meeting at which the proposed ordinance will be considered. In the event the time and place of the meeting is not known at the time that the request for continuance is filled, it shall be the duty of the petitioner to notify all persons notified by the Plan Commission Office when the time and place of hearing is determined.  1/We hereby certify that as the undersigned, I am / We are the owner (s) of fifty-one percentum or more of the property described in this petition.  Sarah N. Hall 1241 W. Sherwood Terrace Address Signature  This petition for zoning ordinance amendment prepared by:  Charles N. Hall 29-4796  John F. Popp 927 S. Harrison 742-429h		Toweship 1 North, Re as being bounded on t the New York Central bounded on the North	ange 12 East of Allen the South by Interstat Railroad, and bounded by an East-West line	County, Indiana, games to the county of the East by Stony Run 1,330 ± lineal feet Sou		
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		Name				

16.10 to mes of land, more or less, is the self that of the self quarter of Section 1 , Tennship II books, Report 12 Pages on blish County, Indiana, described as followe, to wit:

He Lawing at a point on the North line of the South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 ast, in Allen County, Indiana, said point being situated 1263.1 feet West of the Northeast corner of the said South half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, said point being also situated on the Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 60 degrees 48 minutes West 141.4 feet along the said Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 29 degrees 12 minutes East 55.0 feet along the said Westerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 60 degrees 48 minutes West 100.0 feet along the Northerly right of way line of the said Indiana - U.S. Interstate Highway Numbered 69; thence South 64 degrees 64 minutes West 701.14 feet continuing along the said Northerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 68 degrees 48 minutes West 578.0 feet continuing along the said Northerly right of way line of Indiana - U.S. Interstate Highway Numbered 69; thence South 68 degrees 48 minutes West 578.0 feet continuing along the said Northerly right of way line of Indiana - U.S. Interstate Highway Numbered 69 to the East right ofway line of the New York Central Railroad Company; thence North 0 degrees 21 minutes West 766.5 feet along the said East right of way line of the New York Central Railroad Company to the North line of the said South half of the South 0 degrees 21 minutes East 208.71 feet; thence East 208.71 feet indicated the South all of the South O degrees 21 minutes East 208.71 feet; thence East 208.71 feet on a line parallel to the North line of the South half of the South half of the South of the South half of the South of the South of the Sout

Deathming at a point on the North line of the South half of the Southeast quarter of Section 14, Township 31 North, Range 12 East, in Allen County, Indians, said point being situated 2154.21 feet West of the Northeast corner of the said South Half of the Southeast quarter of Section 14, Township 31 North, Range 12 East. Thence South 0 degrees 21 minutes, East 208.71 feet; hence East 208.71 feet on a line parallel to the North line of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence North 0 degrees 21 minutes, West 208.71 feet to the said North line of the South Half of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence West along the said North line of the Southeast Quarter of Section 14, Township 31 North, Range 12 East; thence West along the said North line of the Southeast Quarter of Section 14, Township 31 North, Range 12 East, to the place of beginning, said parcel of ground containing one acre.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

19. 72 March 15.

CLERK Title

Notice is hereby give day of February, 1972, of the City of Fort W. Regular Session, did Zoning ordinance, to-wil Bill No. Z-71-12-25	oyne, Indiana, in a

PUBLISHER'S AFFIDAVIT

State of Indiana County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says CLERK

JOURNAL-GAZETTE

DAILY ...newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA
In state and county aforesaid, and that the printed matter attached hereto is a true copy,
which was duly published in said paper for time s, the dates of publication being

March 4, 1972 March 11,1972

\_<sub>19</sub>\_72 Subscribed and sworn to before me this 15th day of Stapleton Notary Public

March 8, 1974

My commission expires.

Form Prescribed b	by State Board/of A	ecounts	Genera	General Form No. 99 P (Rev. 1967)		
Common Counc	vernmental Unit)	Wayne	ToJOURNAL-GAZ	ZETTE Dr.		
Allen	Co	unty, Ind.	FORT WAYNE,	INDIANA		
		PUBLISHER	R'S CLAIM			
NE COUNT						
Display	y Matter (Must not than four solid lir — number of equi	exceed two actual lines, n les of the type in which the evalent lines	neither of which shall total more body of the advertisement is set)			
Head	number of lines					
Body	number of lines			<u>165</u> 1		
Tail	number of lines					
	Total number of l	ines in notice		166		
OMPUTION OF	CHARGES					
166	lines,c	olumns wide equals	equivalent lines at 2884	<u>\$47.81</u>		
Additio amoun	onal charge for no	tices containing rule or tab	ular work (50 per cent of above			
		f publication (50 cents for ea	ach proof in excess of two)			
	TOTAL AMOUNT		,	47.81		
				•		
ATA FOR COMP	UTING COST					
Width	of single column 1	l ems	Size of type 5½ point			
Numbe	er of insertions	<u> </u>	Size of quad upon which type	is cast5.1		
Purcuant to the pr	rovision and nonalt	ies of Ch. 89, Acts 1967,				
hereby certify th redits, and that no	at the foregoing ac o part of the same h	count is just and correct, the as been paid.	at the amount claimed is legally	due, after allowing all just		
			ani	la De Vald		
March 15			Title	CLERK		
Notice is hereby given by of February, 1972, the	that on the 22nd Comman Council ne, Indiana, in a Scotta Collections	PUBLISHER'S	AFFIDAVIT			
ning, said parcel of one (1) acre. SECTION 2. This or	Scoula felikaling	State of Indiana ALLEN County }				
full farce and effect fro sage, approval by the publication theraf.	rdinance shall be in an and after its pas- t Mayor, and legal a full and on motion V. Schmidt and duly passage, Passed by	Personally appeared	before me, a notary public in and f	or said county and state, the		
by Kraus seconded by odopted, placed on its i	v. Schmidt and duly passage. Passed by	_	ARVILLA DEWALD CLERK	who, being duly sworn, says		
Schmidt, Steir, Talanta	Nuckols, Moses, V.	that she isJOUR!	NAL-GAZETTE	or the		
Absent one D. Schmidt		a DAILY	newspaper of general circ	ulation printed and published		
Passed and adopted	by the Common	in the English langua	age in the city   of FORT WAYNE	, INDIANA		
S Zoning Map Ordinance and day of February, 197 ATTEST: (SEAL)	Na. Z02-72 on the	in state and county af	foresaid, and that the printed matter s shed in said paper for 2 time 5,	ttached hereto is a true copy		
Presented by Market West Charles W. West Charles W. Passed and adopted council of the City of Fe S Zonling Map Ordinance and day of February, 197 ATTEST. (SEAL)  Presented by me to the Fort West May Indiana, control of the Market May Indiana, charles W. West Charles W.	terman, City Clerk , Presiding Officer Mayor of the City	as follows:	March 4, 1972	the dates of phonestion being		
M., E.S.T.	on the 23rd day of or of 10:30 o'clock		March 11,1972	0 4		
Approved and signed by February, 1972 at the ho S.T.	me this 23rd day	Application of the second	()	la De Wald		
		Subscribed and sworn	n to before me this 15th day of	March 19 72		
I. Charles W. Westermity of Fort Wayne, Indian y that the above and foile, and complete copy nce No. Z-02-72 passed uncil on the 22nd day o	regoing is a full, of Zoning Ordi- by the Common		Not	Stapleton ary Public		
d approved by the Mayor	vas duiy signed,	My commission expir				
VITNESS my hand, and	remains an file the official seal e, indiana, this					
	e, Indiana, this		and the second			
		188				
r. Wizard	18:26—18:21	11/1	Marie and			
e Monkees	4L-00:21					
NOON	VETER					

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits and that no part of the same has been paid.

A. M. Hostman Title Clerk

## Date March 15. 10 72

DUDUISHEDIS AFFIDAVIT

State of Indiana

l ss:

d before me, a notary public in and for said county and state, the A. M. Hostman who, being duly sworn, says

newspaper of general circulation printed and published

guage in the city | of FORT WAYNE, INDIANA aforesaid and that the printed matter attached hereto is a true copy. blished in said paper for 2 time 5 the dates of publication being

March 4, 1972 March 11,1972

Notary Public

March 8. 1974

Form P	rescribed by State Board of Ac	ecounts		General Form N	Io. 99 P (Rev 1967)
Comm	on Council-City of Ft	t.Wayne	То	NEWS-SENT INEL	Dr
				FORT WANGE IN	ID TANIA
ALL	en Cou	nty, Ind.	1	FORT WAYNE, IN	IDTANA
		PUBLISH	ER'S CLAIM		
LINE C	OUNT				
	Display Matter (Must not than four solid line — number of equiv	exceed two actual lines, es of the type in which the valent lines	, neither of which shall se body of the advertisem	total more nent is set)	_
	Head number of lines				_
	Body number of lines			165	_
	Tail number of lines			_ 1	_
	Total number of li	nor in nation		166	- 1
		ses in notice			
COMPU	TION OF CHARGES				
	lines, col	lumns wide equals	equivalent lines a	1.288¢	47.81
	dditional charge for noti	ices containing rule or t	abular work (50 per cen	it of above	\$
	amount)				
	Charge for extra proofs of	publication (50 cents for	each proof in excess of	two)	
	TOTAL AMOUNT	OF CLAIM			\$ 47.83
DATA F	OR COMPUTING COST				
	Width of single column 11	ems	Size of type5	1 2 point	
	Number of insertions. 2		Size of anad upo	n which type is cast	51
			Size of quad upo	ii wiicii type is cast	M2
Pursuar	nt to the provision and penaltie	s of Ch. 89, Acts 1967,			
I hereby	certify that the foregoing account that no part of the same ha	ount is just and correct,	that the amount claims	ed is legally due, afte	r allowing all jus
,		o soon para		a. m. Hosi	
				anston	men
Date M	arch 15, 19 72		Titl	e Clerk	
y of Februa the City o	ereby given that on the 22nd ery, 1972, the Common Council for Fort Wayne, Indiano, In o lon, did pass the following nee, to-wit: 245 GMAP ORDINANCE NO. 249-72 AMCH omending the City of	PUBLISHER'	S AFFIDAVIT		
ning ordino II No. Z-71-1 ZONIN	nce, to-wit: 2-25 NG MAP ORDINANCE	State of Indiana	} ss:		
			d before me, a notary pu		
â	abbebbbbe.	A	M. Hostman		
ı a	TIP TO BRIDES: One PLAN AHEAD. As so wedding, set the dat DeArmond Room or ment. Our experien food.  BRI BRENDER: Abhrens	8 8 8 Is	lerk EWS-SENTINEL		of th
0	O BRID O	DAILY		f general circulation pr	
0	EAD Set	n the English lang	uage in the city ( of		
	S: C	in state and county	aforesaid, and that the pr	inted matter attached h	ereto is a true con
â	THE TO BRIDES: One PLAN AHEAD, As soon weeding, a the dare to Dearmond Room or you ment. Our experience is food.  BRUDI  AS  Respiran Reheared 45  Respiran Reheared 45	which was duly pub	lished in said paper for	2 time 5, the dates	of publication bein
0	D. As soon to the date for your he experience is at BRUDI'S (BRUDI'S).  Rheanal. Bruth Stanton Control of the c	as follows:	March 4	, 1972	
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Your windows to care be because and an	O ER I	Subscribed and swo	orn to before me this. 15	Character of the contract of t	reh 19 7
0	7			Notary Publi	bleton
t a	<u>s</u>	My commission exp	March 8,	1974	
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-				15 M	